

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026129287 2 PG(S)**

Prepared by and return to:
Carmen Feliciano
Sunset Integrity Title, LLC
9480 Corkscrew Palms Circle
Unit 2
Estero, FL 33928

9/23/2026 3:07 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3548503

File No SUNS-2026-1468

Doc Stamp-Deed: \$1,382.50

Parcel Identification No 0769-15-0002

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 23rd day of September, 2026 between **Rita Grafman, a single woman**, whose post office address is 1860 Sierra Gardens Drive, PO Box 145, Roseville, CA 95661, of the County of Placer, California, Grantor, to **Robert Shem Nelch, a single man**, whose post office address is 440 Monza Avenue, North Port, FL 34287, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 81, Block 34, Warm Mineral Springs, Unit 89, A Subdivision according to the plat thereof, as recorded in Plat Book 10, Page 89, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Rita Grafman
Rita Grafman

Terrance Burroughs
WITNESS
PRINT NAME: Terrance Burroughs

LaQuanda M Burroughs
WITNESS
PRINT NAME: LaQuanda M Burroughs

PO Box 93304
Rochester, NY 14692

WITNESS 1 ADDRESS
PO Box 93304
Rochester, NY
14692
WITNESS 2 ADDRESS

STATE OF Florida
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of (☐) physical presence or (☒) online notarization, this
22 day of September, 2026, by Rita Grafman, (☐) who is/are personally known to me or (☒) who has/have produced
State ID Card as identification.

LaQuanda M Burroughs

Signature of Notary Public

LaQuanda M Burroughs
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

